

127.0

0001

0018.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

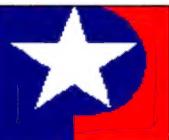
780,100 / 780,100

USE VALUE:

780,100 / 780,100

ASSESSED:

780,100 / 780,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		MT. VERNON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KINGMAN PAULE	
Owner 2: KINGMAN STUBEDA DIANE	
Owner 3:	

Street 1: 31 MT VERNON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: KINGMAN GENE B/LIFE ESTATE -
Owner 2: -
Street 1: 31 MT VERNON ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .181 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1884, having primarily Vinyl Exterior and 1736 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7890	Sq. Ft.	Site			0	70.	0.83	8									459,690						459,700	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7890.000	319,400	1,000	459,700	780,100		81618
							GIS Ref
							GIS Ref
							Insp Date
							05/11/18

PREVIOUS ASSESSMENT								Parcel ID	127.0-0001-0018.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2022	101	FV	319,400	1000	7,890.	459,700	780,100		Year end	12/23/2021
2021	101	FV	309,700	1000	7,890.	459,700	770,400		Year End Roll	12/10/2020
2020	101	FV	309,700	1000	7,890.	459,700	770,400		Year End Roll	12/18/2019
2019	101	FV	246,100	1000	7,890.	459,700	706,800		Year End Roll	1/3/2019
2018	101	FV	230,700	1000	7,890.	407,200	638,900		Year End Roll	12/20/2017
2017	101	FV	230,700	1000	7,890.	341,500	573,200		Year End Roll	1/3/2017
2016	101	FV	230,700	1000	7,890.	341,500	573,200		Year End	1/4/2016
2015	101	FV	217,500	1000	7,890.	295,500	514,000		Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
KINGMAN GENE B/	33821-347		10/15/2001	Family		99	No	No						
KINGMAN GENE B	25925-324		12/27/1995			1	No	No	F					

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
7/20/2017	709	Re-Roof	32,350	C					5/11/2018	MEAS&NOTICE	BS	Barbara S											
									4/4/2009	Inspected	372	PATRIOT											
									1/22/2009	Measured	345	PATRIOT											
									4/8/2000	Inspected	264	PATRIOT											
									11/29/1999	Measured	264	PATRIOT											
									12/1/1991		PM	Peter M											

 Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	Full Bath: 1	Rating: Average	A Bath: 1	Rating:	SHED NV.								22	16		
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:									WDK	24		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath: 1	Rating:	A HBth:	Rating:									18	18		
Prime Wall: 4 - Vinyl	Sec Wall: %	OthrFix: 1	Rating:									FFL	BMT				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Color: BROWN	View / Desir:	A Kits: 1	Rating:	Other									UAT	20			
GENERAL INFORMATION	Const Mod:	Fpl: 1	Rating:	Upper									SFL	20			
Grade: C - Average	Lump Sum Adj:	WSFlue: 1	Rating:	Lvl 2									FFL	3			
Year Blt: 1884	Eff Yr Blt:	CONDO INFORMATION		Lvl 1									BMT	12			
Alt LUC:	Alt %:	Location: 1	Total Units: 1	Lower									OFF	12			
Jurisdct:	Fact: .	Floor: 1	DEPRECIATION		REMODELING								6	7			
Const Mod:	Lump Sum Adj:	% Own: 1	Phys Cond: AG - Avg-Good	26. %	Exterior: 1	No Unit	RMS	BRS	FL	1	8	5	M	RES BREAKDOWN			
Prim Int Wal: 2 - Plaster	Sec Int Wall: %	Name: 1	Functional: 1	%	Interior: 1									1	8	5	
Partition: T - Typical	Override: 1	CALC SUMMARY		Economic: 1	Additions: 1									1	8	5	
Prim Floors: 3 - Hardwood	Total: 26.4 %	COMPARABLE SALES		Special: 1	Kitchen: 1									1	8	5	
Sec Floors: %	Bsmnt Flr: 12 - Concrete	Rate		Override: 1	Baths: 1									1	8	5	
Bsmnt Gar: 1	Subfloor: 1	Parcel ID		Adj \$ / SQ: 169.377	Plumbing: 1									1	8	5	
Electric: 3 - Typical	Other Features: 70000	Typ		Adj Total: 434001	Electric: 1									1	8	5	
Insulation: 2 - Typical	Grade Factor: 1.00	Date		Depreciation: 114576	Heating: 1									1	8	5	
Int vs Ext: S	NBHD Inf: 1.00000000	Sale Price		Depreciated Total: 319425	General: 1									1	8	5	
Heat Fuel: 1 - Oil	NBHD Mod: 1	WtAv\$/SQ:		Final Total: 319400									1	8	5		
Heat Type: 3 - Forced H/W	LUC Factor: 1.00	AvRate:		Val/Su SzAd: 183.96									1	8	5		
# Heat Sys: 1	Adj Total: 434001	Ind.Val:		Val/Su Net: 94.53									1	8	5		
% Heated: 100	Depreciation: 114576	Juris. Factor:		Final Total: 319400	Val/Su SzAd: 183.96									1	8	5	
Solar HW: NO	Depreciated Total: 319425	Special Features: 0		Val/Su Net: 94.53									1	8	5		
% Com Wal	% Sprinkled	Final Total: 319400		Final Total: 319400	Val/Su SzAd: 183.96									1	8	5	
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #:	Year: 1	Color: 1									
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 127.0-0001-0018.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
7	Pool A-C	D	Y	1	21	A	AV	2004	52.38	T	12	101			1,000		1,000
More: N	Total Yard Items:	1,000		Total Special Features:													
Total:	1,000																
<b>SKETCH</b>																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten							
BMT	Basement	982	50.810	49,898	SFL	90											
FFL	First Floor	982	169.380	166,328													
SFL	Second Floor	754	169.380	127,744													
WDK	Deck	384	8.600	3,304													
UAT	Upper Attic	205	67.750	13,889													
OFF	Open Porch	72	39.410	2,838													
Net Sketched Area: 3,379				Total: 364,001													
Size Ad	1736.2	Gross Area	4078	FinArea	1736												
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	